

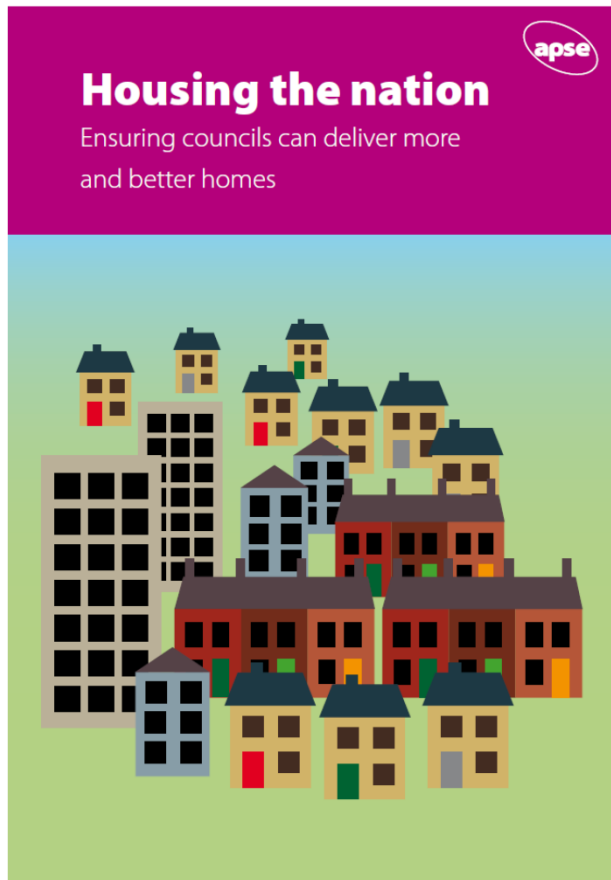


**Mo Baines
APSE**

Homes for All

www.apse.org.uk

Housing is moving up the political agenda



The research



- Joint study with the TCPA
- Case study councils
- Online survey
- Recommendations

The key findings of Housing the Nation



Last set of research found that :-

- 1948 -1978 local councils average build was 90,000 homes per annum
- By 2013 the figure has dropped to 2,000 per annum
- A need for over 1 million more homes
- A 'build need' of 200,000 + homes per year
- 220,000 new households are created each year



Not one housing crisis but many



- Across the UK a survey by Halifax Building Society found UK house prices are rising at ten times earnings
- Central investment in new homes dropped by 35% between 2010 and 2015
- Backlog of up to 2 million homes
- Homelessness and concealed households are big issue

And housing benefit?



House of Commons statistics show:

- 478,000 people with jobs claimed housing benefit in 2009/10 rising to 1,049,000 in 2014.
- If trends continue by 2018-2019 this will rise to 1,238,000 in 2018-19.
- The cost to the taxpayer has climbed from £2.2bn in 2009/10 to a projected £6bn in 2018-19
- Tax payer 'subsidies' to employers? Zero hours / uncertain contracts?

Supply side issue?



- Markets are predicated on competition
- Availability of social homes for rent has been in short supply
- Short supply increases market prices
- Dynamic of Right to Buy on supply side issues

But little progress in spite of the evidence..



Policy review with TCPA



- Funding social and affordable housing
- Structural changes to planning
- Policy changes to planning for social and affordable housing
- Planning service and capacity

Case studies



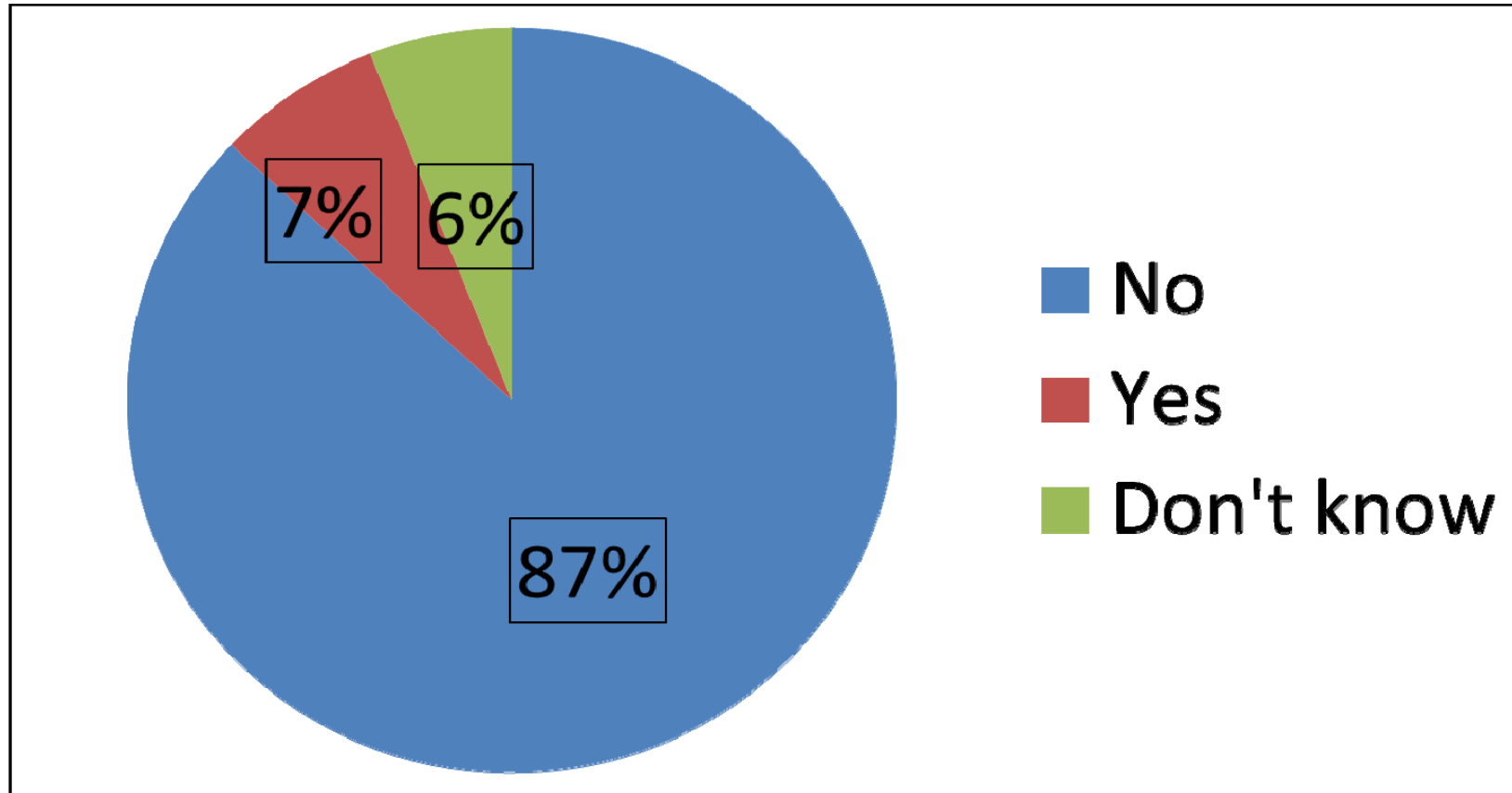
- Thurrock Council - Gloriana Ltd
- Harrow Council – Great Estates Model
- Manchester City Council and the GMPF
- Edinburgh City Council
- Aberdeen City Council – Joint Venture

Commonality in the case studies

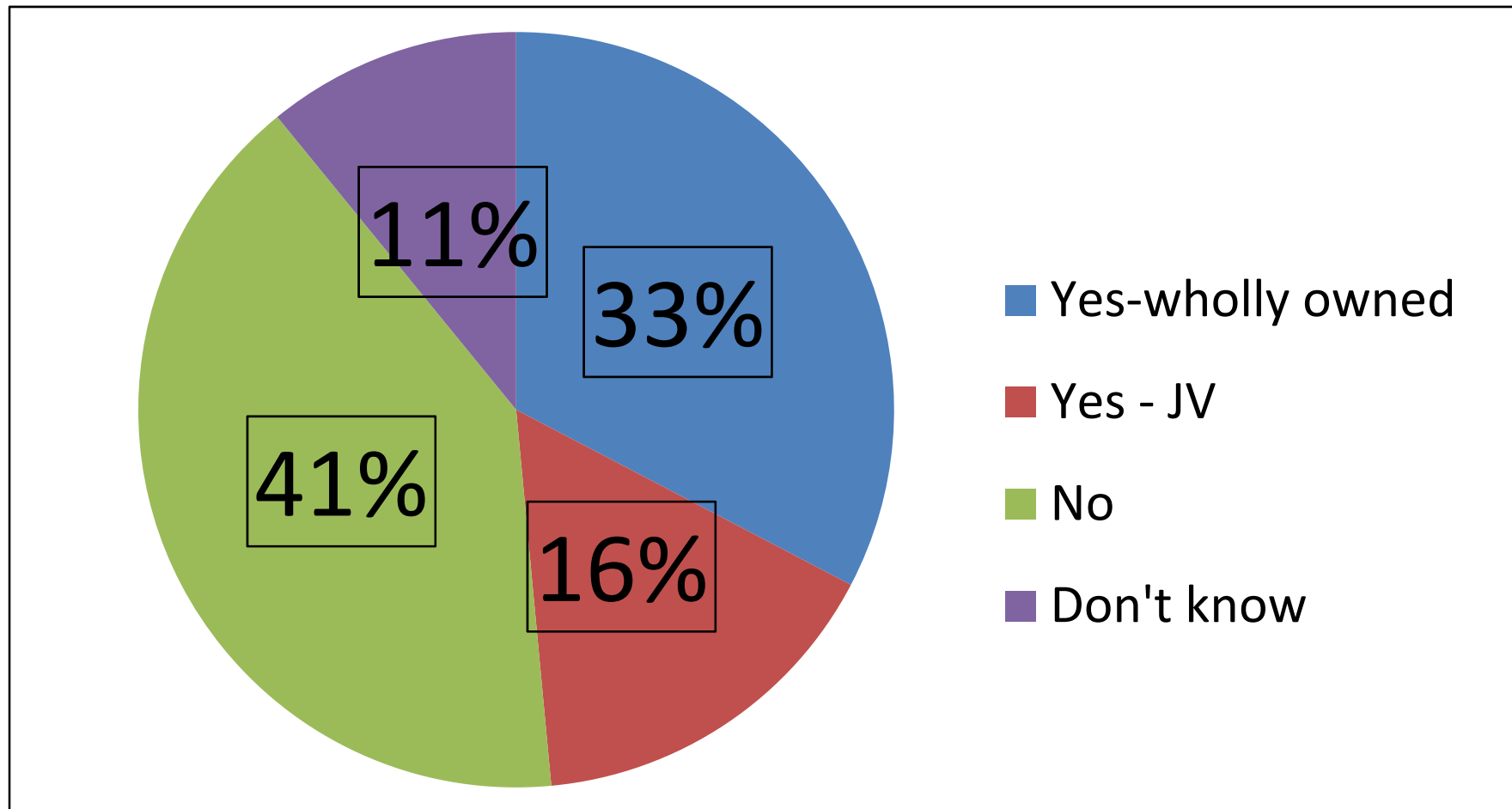


- Councils all have local knowledge to develop bespoke solutions
- Awareness of patterns of local needs
- Ability to retain assets for the public purse
- Control of what is developed?
- Cost efficiency?
- Affordable housing not easing the burden!

Do you think the Starter Homes policy will address affordability in your local authority area?



Are you currently considering or have you already set up a local housing delivery company?



Influencing the agenda



Most councils would not class starter homes as affordable, survey finds

Four in five local councils do not believe that discounted starter homes should be classed as affordable housing, and only 7% feel that they will address the need for affordable homes in their area, according to a survey.

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The Government's Starter Homes Are Not Affordable, Say Councils

Starter homes won't solve the chronic lack of affordable housing, according to four out of five senior local government leaders



A large majority of councils are unhappy with [the planning regime](#), according to researchers. Nearly three-quarters of councils said it hinders the construction of affordable housing, while just 7 per cent said the government's flagship policy of starter homes would help to address the housing shortage, the research by the Association for Public Service Excellence and the Town and Country Planning Association found. Some 96 per cent of the 116 councils surveyed said there was a "moderate or severe" need for more affordable housing in their area.

Key findings?



- The definition of affordable homes
- Needs for new social homes
- Clarity on developer contribution models
- Skills, resources and construction capacity
- Starter homes and the future of affordable housing

Where next?



Communities Secretary Sajid Javid has attacked "nimbyism" as he called for a million new homes to be built by 2020.

While everyone agreed on the need for new homes, "too many" opposed them in their own community. Mr Javid told the Conservative Party conference.

Scotland



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MSPs scrap social housing tenants' 'right-to-buy' in Scotland

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Almost half a million homes have been sold under the right to buy scheme

The right of council and social housing tenants to buy their homes at a discounted rate is to be abolished in Scotland after MSPs backed scrapping the measure

Wales



Housing Network We're scrapping right to buy in Wales to protect vulnerable families

People should be able to get on the property ladder without it depleting our social housing stock. We must ensure everybody has a decent place to live

Carl Sargeant
Secretary for Communities and Children, Welsh government
Wednesday 6 July 2016 07:15 BST

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Save for later



The introduction of the right-to-buy policy in 1981 has led to Wales losing more than 138,000 of its social housing stock. Photograph: Keith Morris

Housing is about so much more than having a roof over your head. A decent home means having somewhere to feel safe and secure, somewhere warm and dry that

© 2016 Welsh government right-to-buy-wales-social-housing/16011418-1 with rather than compromise it - an environment where children can

LOCAL SERVICES

LOCAL SOLUTIONS



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